

BOARD OF ZONING APPEALS AGENDA JANUARY 24, 2018

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **January 24, 2018**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

- 9:00 A.M.
D. Creed
Admin.
Moved to
3/28/18
- ANTONIO OVANDO, SP 2017-MA-005 Appl. Under Sect. 8-914 of the zoning ordinance to permit a reduction in minimum yard requirements based on errors in building location to allow the following accessory structures to remain: 1. an arbor 7.5 ft. in height to remain 6.1 ft. from a side lot line; 2. an arbor 10.0 ft. in height to remain 8.6 ft. to a side lot line; 3. an arbor 9.5 ft. in height to remain 6.1 ft. from the rear lot line and 3.0 from a side lot line; 4. a pool house to remain 10.5 ft. from the rear lot line and 8.3 ft. from a side lot line; and 5. a deck to remain 5.0 ft. from the rear lot line and 2.0 feet from a side lot line. Located at 3111 Collie Ln., Falls Church, 22044 on approx. 11,959 sq. ft. of land zoned R-3. Mason District. Tax Map 51-4 ((3)) 87. (Concurrent with VC 2017-MA-002).
(Indefinitely deferred from 4/26/17 at appl. req.) (Reactivated on 7/26/17 at appl. req.)
- 9:00 A.M.
D. Creed
Admin.
Moved to
3/28/18
- ANTONIO OVANDO, VC 2017-MA-002 Appl. under Sects. 10-103 and 18-401 of the Zoning Ordinance to permit greater than 30% rear yard coverage. Located at 3111 Collie Ln., Falls Church, 22044 on approx. 11,959 sq. ft. of land zoned R-3. Mason District. Tax Map 51-4 ((3)) 87. (Concurrent with SP 2017-MA-005.) *(Indefinitely deferred from 4/26/17 at appl. req.) (Reactivated on 7/26/17 at appl. req.)*
- 9:00 A.M.
E. Estes
Admin.
moved to
2/7/18 at
appl. req.
- PHUOC V. NGUYEN, SP 2017-MA-095 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit a dwelling to remain 24.1 ft. from a rear lot line and a stoop with steps to remain 26.3 ft. from a front lot line. Located at 4213 Pine Ln., Alexandria, 22312 on approx. 22,927 sq. ft. of land zoned R-2. Mason District. Tax Map 72-1 ((1)) 60B. (Concurrent with VC 2017-MA-016).
- 9:00 A.M.
E. Estes
Admin.
moved to
2/7/18 at
appl. req.
- PHUOC V. NGUYEN, VC 2017-MA-016 Appl. under Sects. 11-102 and 18-401 of the Zoning Ordinance to permit greater than 25 percent front yard coverage paved for parking. Located at 4213 Pine Ln., Alexandria, 22312 on approx. 22,927 sq. ft. of land zoned R-2. Mason District. Tax Map 72-1 ((1)) 60B. (Concurrent with SP 2017-MA-095).

- 9:00 A.M. CARLOS CASTRO, VC 2017-MA-017 Appl. under Sects. 3-207 and 18-401 of the Zoning Ordinance to permit construction of a single family dwelling 9.0 ft. from both side lot lines. Located at 6450 Holyoke Dr., Annandale, 22003 on approx. 9,371 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((6)) 9.
K. McMahan
Admin.
moved to
2/28/18 at
appl. req.
- 9:00 A.M. DEBORAH P. VILLAGRA AND GREEN FROG LLC, SP 2014-SU-238 Appl. under Sects. 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 14700 Braddock Rd., Centreville, 20120 on approx. 8,848 sq. ft. of land zoned R-3 and WS. Sully District. Tax Map 54-1 ((13)) (25) 39. *(Indefinitely deferred from 6/10/15 at staff's req.) (Reactivated on 7/23/15.) (Indefinitely deferred from 11/4/15 at staff's request. (Reactivated 6/2/17.) (Admin. moved from 9/20/17, 11/1/17, and 12/6/17 at appl. req.)*
E.M. Haley
Indefinite
Deferral

Public Hearings

- 9:00 A.M. MARY GREENE, MANAGEMENT PROPERTIES OF AMERICA INC. & MULTIFLOR, INC., A 2016-PR-026 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants are allowing and/or operating an establishment for production and processing on property in the I-5 District without Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 8300 Merrifield Avenue, Fairfax, 22031 on approx. 45,131 sq. ft. of land zoned I-5. Providence District. Tax Map 49-1 ((16)) 4. *(Deferred from 3/29/17 at appl. req.) (Decision deferred from 5/24/17, 7/26/17, 10/18/17 and 12/6/17.)*
S. Gilbert/
S.C. Williams
Decision
Deferred
to 3/14/18
- 9:00 A.M. LORETTA A. DEANER, SP 2017-SU-092 Appl. under Sect. 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals (dogs). Located at 6244 Battalion St., Centreville, 20121 on approx. 2,100 sq. ft. of land zoned PDH-12 and WS. Sully District. Tax Map 65-1 ((6)) 18.
E. Estes
Approved
- 9:00 A.M. BRIAN GIBSON, SP 2017-SP-098 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit an accessory structure to remain 9.0 ft. from a side lot line. Located at 6502 Old Stone Fence Rd., Fairfax Station, 22039 on approx. 4.49 ac. of land zoned R-C and WS. Springfield District. Tax Map 87-1 ((9)) 10.
K. McMahan
Approved
- 9:00 A.M. SOUTH SPRINGFIELD CONGREGATION OF JEHOVAH'S WITNESSES, INC., SPA 2013-MV-012 Appl. under Sect. 3-103 of the Zoning Ordinance to amend SP 2013-MV-012 previously approved for a place of worship to permit site modifications. Located at 8701 & 8713 Pohick Rd., Springfield, 22153 on approx. 3.56 ac. of land zoned R-1. Mount Vernon District. Tax Map 98-1 ((1)) 58 and 60. *(Deferred from 9/27/17 and 10/25/17 at appl. req.)*
H. Eddy
Deferred to
2/14/18
- 9:00 A.M. PROVIDENCE BAPTIST CHURCH, SPA 85-D-018-02 Appl. under Sects. 3-103 and 8-301 of the Zoning Ordinance to amend SP 85-D-018 previously approved for a place of worship and a child care center to modify development conditions to permit continued operation of a place of worship and child care center and the addition of a private school of general education. Located at 8980 Brook Rd., McLean, 22102 on approx. 6.86 ac. of land zoned R-1. Dranesville District. Tax Map 19-4 ((4)) A1, A2 and 19-4 ((1)) 40.
H. Eddy
Decision
Deferred
to 2/7/18

9:00 A.M. O-LUCK, INC. T/A HAPPI BILLARDS & CAFE, SPA 99-M-037-02 Appl. under Sect. 3-103 of the Zoning Ordinance to amend SP 99-M-037 previously approved for a billiard hall to permit an expansion and modifications to development conditions. Located at 7127-C Little River Tnpk., Annandale, 22003 on approx. 26,262 sq. ft. of land zoned C-6, CRD, SC and HC. Mason District. Tax Map 71-1 ((23)) C.

H. Eddy
Approved

JOHN F. RIBBLE III, CHAIRMAN